

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-032

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING CASE No. PRD25-06, Seaglade at St. Andrews Bay (PRD) Site Pan SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Baldwin County Planning and Zoning Department has petitioned the Baldwin County Commission, on behalf of Goodwyn Mills Cawood, LLC to rezone certain property, in Planning (Zoning) District No. 25, for property identified herein and described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 143, PONCE DE LEON COURT RE-PLAT SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 385-B IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 87°19'55" WEST A DISTANCE OF 540.89 FEET TO A 1/2" CRIMPED TOP IRON PIPE; THENCE RUN SOUTH 87°29'00" WEST A DISTANCE OF 242.88 FEET TO A 1/2" CRIMPED TOP IRON PIPE; THENCE RUN SOUTH 84°06'41" WEST A DISTANCE OF 749.03 FEET TO A 3/4" OPEN TOP IRON PIPE ON THE EAST RIGHT OF WAY OF PONTOON LANE (60' R/W); THENCE RUN NORTH 01°05'47" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 243.93 FEET TO A 1/2" CRIMPED TOP IRON PIPE AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF FORT MORGAN ROAD (330' R/W); THENCE RUN NORTH 79°25'38" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 139.77 FEET TO A 1/2" IRON REBAR (CA054); THENCE RUN NORTH 79°24'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 493.37 FEET TO A 6" CONCRETE MONUMENT; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5586.61 FEET, AN ARC LENGTH OF 879.38 FEET, A CHORD BEARING NORTH 83°54'38" EAST, AND A CHORD DISTANCE OF 878.47 FEET TO A 1/2" IRON REBAR (CA604) AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF TRIPLE TAIL LANE (60' R/W); THENCE RUN SOUTH 04°36'52" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 341.89 FEET TO THE POINT OF BEGINNING.; SAID DESCRIBED PARCEL CONTAINING 10.54 ACRES, MORE OR LESS, AND LYING WITHIN SECTION 1, TOWNSHIP 9 SOUTH, RANGE 1 EAST, BALDWIN COUNTY, ALABAMA.

Otherwise known as tax parcel numbers, 05-69-08-01-0-002-008.001, 05-69-08-01-0-002-008.033, 05-69-08-01-0-002-008.064, 05-69-08-01-0-002-008.000, 05-69-08-01-0-002-008.034, 05-69-08-01-0-002-008.065, 05-69-08-01-0-002-008.098, 05-69-08-01-0-002-008.035, 05-69-08-01-0-002-008.066, 05-69-08-01-0-002-008.002, 05-69-08-01-0-002-008.096, 05-69-08-01-0-002-008.067, 05-69-08-01-0-002-008.003, 05-69-08-01-0-002-008.025, 05-69-08-01-0-002-008.068, 05-69-08-01-0-002-008.004, 05-69-08-01-0-002-008.036, 05-69-08-01-0-002-008.069, 05-69-08-01-0-002-008.005, 05-69-08-01-0-002-008.037, 05-69-08-01-0-002-008.070, 05-69-08-01-0-002-008.006, 05-69-08-01-0-002-008.038, 05-69-08-01-0-002-008.071, 05-69-08-01-0-002-008.007, 05-69-08-01-0-002-008.039, 05-69-08-01-0-002-008.072, 05-69-08-01-0-002-008.008, 05-69-08-01-0-002-008.040, 05-69-08-01-0-002-008.073, 05-69-08-01-0-002-008.009, 05-69-08-01-0-002-008.041, 05-69-08-01-0-002-008.074, 05-69-08-01-0-002-008.010, 05-69-08-01-0-002-008.042, 05-69-08-01-0-002-008.075, 05-69-08-01-0-002-008.011, 05-69-08-01-0-002-008.043, 05-69-08-01-0-002-008.076, 05-69-08-01-0-002-008.012, 05-69-08-01-0-002-008.044, 05-69-08-01-0-002-008.077, 05-69-08-01-0-002-008.013, 05-69-08-01-0-002-008.045, 05-69-08-01-0-002-008.078, 05-69-08-01-0-002-008.014, 05-69-08-01-0-002-008.046, 05-69-08-01-0-002-008.079, 05-69-08-01-0-002-008.015, 05-69-08-01-0-002-008.047, 05-69-08-01-0-002-008.080, 05-69-08-01-0-002-008.016, 05-69-08-01-0-002-008.048, 05-69-08-01-0-002-008.081, 05-69-08-01-0-002-008.017, 05-69-08-01-0-002-008.049, 05-69-08-01-0-002-008.082, 05-69-08-01-0-002-008.018, 05-69-08-01-0-002-008.050, 05-69-08-01-0-002-008.083, 05-69-08-01-0-002-008.019, 05-69-08-01-0-002-008.051, 05-69-08-01-0-002-008.084, 05-69-08-01-0-002-008.020, 05-69-08-01-0-002-008.052, 05-69-08-01-0-002-008.085, 05-69-08-01-0-002-008.021, 05-69-08-01-0-002-008.053, 05-69-08-01-0-002-008.086, 05-69-08-01-0-002-008.022, 05-

69-08-01-0-002-008.054, 05-69-08-01-0-002-008.087, 05-69-08-01-0-002-008.023, 05-69-08-01-0-002-008.055, 05-69-08-01-0-002-008.095, 05-69-08-01-0-002-008.024, 05-69-08-01-0-002-008.056, 05-69-08-01-0-002-008.094, 05-69-08-01-0-002-008.026, 05-69-08-01-0-002-008.057, 05-69-08-01-0-002-008.093, 05-69-08-01-0-002-008.027, 05-69-08-01-0-002-008.058, 05-69-08-01-0-002-008.088, 05-69-08-01-0-002-008.028, 05-69-08-01-0-002-008.059, 05-69-08-01-0-002-008.089, 05-69-08-01-0-002-008.029, 05-69-08-01-0-002-008.060, 05-69-08-01-0-002-008.090, 05-69-08-01-0-002-008.030, 05-69-08-01-0-002-008.061, 05-69-08-01-0-002-008.091, 05-69-08-01-0-002-008.031, 05-69-08-01-0-002-008.062, 05-69-08-01-0-002-008.097, 05-69-08-01-0-002-008.032, and 05-69-08-01-0-002-008.063 as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested a Planned Residential Development (PRD) Site Plan Approval for a residential development; and

WHEREAS, the Baldwin County Commission held a public hearing on December 16, 2025; and

WHEREAS, the requirements of SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975), regarding procedures to consider this rezoning request, which would affect the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 25 Official Map, have been met; now therefore

BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, that the petitioner's request for Planned Residential Development (PRD) Site Plan Approval (Case No. PRD25-06) as herein identified and described and as found within the confines of Planning (Zoning) District No. 25 which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 25 Official Map, is hereby **APPROVED with the following condition:**

1. If the Site Plan and required submittals are approved by the County, the applicant must then submit Final Site Plans in accordance with Section 9.5 of the *Baldwin County Subdivision Regulations* prior to any commencement of development activity.

DONE, under the Seal of Baldwin County, Alabama, on this the 16th day of December 2025.



Commissioner James E. Ball, Chairman

ATTEST



Roger H. Rendleman, County Administrator

